

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2123825225 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/26/2021 12:50 PM Pg: 1 of 3

GRANTOR(S):

CIRO OLIVARES,
a married man
PRESENTLY RESIDING AT:
2719 W. Merrimac
Chicago, IL 60639

Dec ID 20210801644268
ST/CO Stamp 1-901-104-912 ST Tax \$230.00 CO Tax \$115.00
City Stamp 1-895-102-224 City Tax: \$2,415.00

and

PATRICIA OLIVARES
an unmarried woman,
PRESENTLY RESIDING AT:
2504 N. Parkside Ave
Chicago, IL 60639

(The Above Space For Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid,
CONVEY(S) and WARRANT(S) to:

~~JANET OVIEDO~~ Parkside Chicago, LLC

the following described Real Estate situated in the State of Illinois, to wit:

LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HERETO, INCORPORATED HEREIN BY
REFERENCE AND MADE A PART HEREOF.
P.I.N.: 13-29-423-039-0000
PROPERTY ADDRESS: 2504 N. PARKSIDE AVE, CHICAGO, IL 60639

SUBJECT TO: (1) General real estate taxes for the year 2021 and subsequent years. (2) Covenants,
conditions and restrictions of record. (3) ~~Private, public and utility easements.~~ (4) ~~Governmental taxes or
assessments for improvements not yet completed.~~

Hereby releases and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of
Illinois.

TO HAVE AND TO HOLD said real estate forever.

DATED this 18th day of August, 2021.

This is not Homestead Property as to the Grantor's spouse.



PATRICIA OLIVARES




CIRO OLIVARES

121-4354 AT

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Patricia Olivares known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

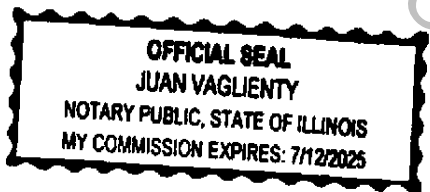
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 18th day of August, 2021.

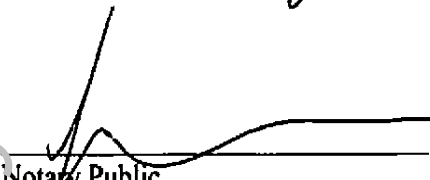


Notary Public

STATE OF ILLINOIS, COUNTY OF COOK) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Ciro Olivares known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 18th day of August, 2021.





Notary Public


Prepared by: Juan Vaglienty, Attorney at Law, 2860 S. River Rd., Ste 220, Des Plaines, IL 60018

Return to:

Anthony Nicpon
7316 W. Myrtle
Chicago IL 60631



Send Subsequent Tax Bill To:

Parkside Chicago LLC
2504 N. Parkside Ave
Chicago IL 60639

REAL ESTATE TRANSFER TAX		23-Aug-2021
	CHICAGO:	1,725.00
	CTA:	690.00
	TOTAL:	2,415.00

13-29-423-039-0000 | 20210801644268 | 1-895-102-224

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		23-Aug-2021
	COUNTY:	115.00
	ILLINOIS:	230.00
	TOTAL:	345.00

13-29-423-039-0900 | 20210801644268 | 1-901-04-3*2

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Legal Description

LOT 121 IN FULLERTON CENTRAL MANOR, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED 04/26/1929 AS DOCUMENT 10352966, IN COOK COUNTY, ILLINOIS.

Property Address:
2504 N. Parkside Ave
Chicago, IL 60639

Pin: 13-29-423-039-0000

Property of Cook County Clerk's Office